



City of San Marcos MEETING AGENDA TIRZ # 5 Board

January 24, 2023, 11:00 a.m.
Virtual Zoom Meeting

1. Call to Order
2. Roll Call
3. Citizen Comment Period
Persons wishing to participate (speak) during the Citizen Comment portion of the meeting must email FinanceInfo@sanmarcostx.gov prior to 10:00AM the day of the meeting. A call-in number to join by phone or link will be provided for participation on a mobile device, laptop or desktop computer.
4. Consider approval, by motion, of the September 29, 2022, meeting minutes: Pg. 2
5. Update regarding Activities and Projects approved in the Project & Financing Plan: Pg. 4
6. Update regarding financials: Pg. 5
7. Receive update from staff regarding Downtown Operations Plan and staffing proposal: Pg. 6
8. Review of Project & Financing Plan: *No Updates*
9. Receive a staff update on the "Downtown Get Around" Electric Cab Pilot and the Employee Parking Pilot Program: Pg. 8
10. Future agenda items
11. Adjourn

The zoom information is below:

Please click the link below to join the webinar:

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Webinar ID: 881 2621 6126

International numbers available: <https://us02web.zoom.us/j/88126216126>



City of San Marcos MEETING MINUTES TIRZ # 5 Board

September 29, 2022, 1:30 p.m.
Virtual Zoom Meeting

1. Call to Order

The meeting was called to order at 1:34 PM

2. Roll Call

Present: Mayor Hughson
Council Member Baker
Commissioner Debbie Ingalsbe
Commissioner Lon Shell
Mr. Mylius

Absent: None

3. Citizen Comment Period

No citizen comments.

4. Consider approval, by motion, of the June 23, 2022, meeting minutes

Motion to approve was made by Commissioner Debbie Ingalsbe and seconded by Council Member Baker. Motion passed unanimously.

5. Update regarding Activities and Projects approved in Project & Financing Plan

Mrs. Reyes provided updates on the status of each project. Mr. Mylius inquired about a working timeline for Alley Redevelopment. Mrs. Falletta clarified that the timeline is included in the CIP plan and will be sent out.

6. Update regarding financials

Mr. Locke provided an update on the financials. Mr. Shell corrected the county tax rate should be .295. Road and Bridge is not included in TIRZ 5 contributions.

7. Receive update from staff regarding Downtown Operations Plan and staffing proposal

Mrs. Falletta gave updates on funding; Downtown Operations Plan went to City Council on first and second reading and was approved. Funding will be available from October 1. Staffing update Main Street has interviewed and selected the first of the two full-time maintenance staff. In their quarterly updates Main Street shared they're working with the GIS program at the city to develop a customized work order tracking system. Where you track the amount of time and geographic location for different types of tasks. Will provide update at next meeting.

8. Review of Project & Financing Plan

Mrs. Miranda stated there are no changes made to this plan.

9. Future agenda items

- Update on Ecab, parking, the whole process, same report be made to the Parking board
- Courthouse grounds allocation. Mrs. Ingalsbe will be coming to the board with a funding request for the grounds at the Court House.

10. Adjourn

Mayor adjourned at 2:02 PM

Approved TIRZ #5 Project	Status Update
Justice Center Streetscape Improvement Project	Approved amount = \$330,000 In Construction. Work Completed: NA. Future work: Deductive Change Order to close out contract. Tree grates will be installed at a later date. Tentative completion date is March 2023
Alley Redevelopment (Phase 1)	Approved amount = \$600,000 In Design. Work Completed: Preliminary Engineering Report complete. Jan 12, 2022 held open house on aesthetic concepts for Kissing Alley; 30% design review. Future work: Design scope has been revised to add Jack Alley electric UG conversion and Hutchison St drainage. 60% design is due in March 2023.
Cheatham Street Flats Alley Paving	Approved amount = \$49,612. Construction Completed.
Pedestrian Safety and Comfort	Approved amount = \$200,000 Work completed: signage installed, lighting fixtures installed, and crosswalk stripping in procurement process to secure contractor. In addition to the projects included in the TIRZ5 allocation of funds, several other smaller scale pedestrian improvements have been made along S. LBJ Drive with the assistance of the Transportation Dept., volunteers and Community Enhancement. Includes crosswalk, pedestrian signals and landscaping improvements.
Downtown Reconstruction	Approved amount = \$500,000 Not Started: Pending completion of CAMPO study and TxDOT negotiations on City take over of state streets.
Downtown Shuttle (1 Year Pilot)	Approved amount: \$500,000 Work completed: Vendor chosen and Contract approved by City Council. The pilot launched November 7th. Staff working through marking efforts.
Property Acquisition and M & O	Approved amount = \$2,000,000 Acquisition Complete. Work Completed: 3rd round of responses to TCEQ on Affected Property Report. Future work: Boundary survey for Municipal Settings Designation Ordinance prior to Council consideration. Develop demolition scope for bidding. Develop options for Council consideration after demolition.
Downtown Security Cameras	Unfortunately we are still awaiting installation of the cameras. The last update indicates that they should be up and running mid-January.

TIRZ #5-Downtown as of 1/9/23

Budget Year	Tax Year	Taxable Value ¹	Value Increase From Base Year	Annual Increase Percentage	City Tax Rate	City Tax	County Tax Rate	County Tax	Total Revenue Available	Cumulative Revenue Available	Expended/ Budgeted ²	Cumulative Expended/ Budgeted	Balance
FY13	2012 Actual 70%	\$ 105,083,437	\$ 899,281	0.86%	0.5302	\$ 5,795	0.4252	\$ 4,642	\$ 10,437	\$ 10,437	\$ -	\$ -	\$ 10,437
FY14	2013 Actual 70%	\$ 116,524,339	\$ 12,356,933	10.9%	0.5302	\$ 43,472	0.4252	\$ 34,962	\$ 78,434	\$ 88,871	\$ -	\$ -	\$ 88,871
FY15	2014 Actual 70%	\$ 143,130,508	\$ 41,268,182	22.8%	0.5302	\$ 140,785	0.4252	\$ 116,509	\$ 257,294	\$ 346,165	\$ -	\$ -	\$ 346,165
FY16	2015 Actual 70%	\$ 145,033,604	\$ 42,341,838	1.3%	0.5302	\$ 149,771	0.4162	\$ 119,571	\$ 269,342	\$ 615,507	\$ -	\$ -	\$ 615,507
FY17	2016 Actual 70%	\$ 151,017,107	\$ 48,375,011	4.1%	0.6139	\$ 173,695	0.4012	\$ 121,378	\$ 295,073	\$ 910,580	\$ -	\$ -	\$ 910,580
FY18	2017 Actual 70%	\$ 190,650,978	\$ 86,366,376	26.2%	0.6139	\$ 368,718	0.4330	\$ 240,973	\$ 609,691	\$ 1,520,271	\$ -	\$ -	\$ 1,520,271
FY19	2018 Actual 70%	\$ 226,246,103	\$ 119,056,967	18.7%	0.6139	\$ 509,532	0.4237	\$ 310,695	\$ 820,227	\$ 2,340,498	\$ -	\$ -	\$ 2,340,498
FY20	2019 Actual 70%	\$ 247,526,912	\$ 140,337,776	9.4%	0.6139	\$ 616,057	0.4237	\$ 377,120	\$ 993,177	\$ 3,333,675	\$ (1,638)	\$ (1,638)	\$ 3,332,037
FY21	2020 Actual 25%	\$ 341,673,734	\$ 232,367,318	38.0%	0.5930	\$ 344,464	0.3924	\$ 227,625	\$ 572,088	\$ 3,905,763	\$ (2,001,380)	\$ (2,003,018)	\$ 1,902,745
FY22	2021 Actual 25%	\$ 364,852,357	\$ 255,545,941	6.8%	0.6030	\$ 384,987	0.3629	\$ 231,356	\$ 616,343	\$ 4,522,106	\$ (203,331)	\$ (2,206,349)	\$ 2,315,757
FY23	2022 Budget 70%	\$ 438,557,586	\$ 329,251,170	20.2%	0.6030	\$ 1,389,769	0.2950	\$ 679,904	\$ 2,069,673	\$ 6,591,779	\$ (2,120,000)	\$ (4,326,349)	\$ 2,265,430
FY24	2023 Estimated 70%	\$ 460,485,465	\$ 351,179,049	5.0%	0.6030	\$ 1,482,327	0.2950	\$ 725,185	\$ 2,207,512	\$ 8,799,291		\$ (4,326,349)	\$ 4,472,941
FY25	2024 Estimated 70%	\$ 483,509,739	\$ 374,203,323	5.0%	0.6030	\$ 1,579,512	0.2950	\$ 772,730	\$ 2,352,242	\$ 11,151,533		\$ (4,326,349)	\$ 6,825,183
FY26	2025 Estimated 70%	\$ 507,685,225	\$ 398,378,809	5.0%	0.6030	\$ 1,681,557	0.2950	\$ 822,652	\$ 2,504,209	\$ 13,655,742		\$ (4,326,349)	\$ 9,329,392
FY27	2026 Estimated 70%	\$ 533,069,487	\$ 423,763,071	5.0%	0.6030	\$ 1,788,704	0.2950	\$ 875,071	\$ 2,663,775	\$ 16,319,517		\$ (4,326,349)	\$ 11,993,167

Notes:

1- FY 2023 taxable value is the certified value as of July 25, 2022.

2- FY 2023 amount is the budget.

Funding Update

- Funding became available on October 1, 2022.
- Temporary employee cost per hour has increased, therefore staff hours will reduce from 40 to 35 hours per week.

Staff Update

- Main Street has interviewed and hired two full-time, temporary maintenance staff.
- Both staff began working in October 2022.

Schedule Update

Existing Staff	Monday - Friday	8am - 5pm
New Temp #1	Sunday - Thursday	7am - 4pm
New Temp #2	Tuesday - Saturday	7am - 4pm

*Thursdays - Coordination with Community Enhancement staff for downtown landscaping.

Work Order System

- Main Street has worked with the city GIS team to develop a customized work order tracking system.
- Testing/beta run October - December 2022.
- Full-time usage starting from January 2023.
- Dashboard demonstration.

DOWNTOWN OPERATIONS PLAN MAINTENANCE FUNDING REQUEST

Request	Budget	Actual	Status
Landscaping Maintenance Contract(s)	\$100,000	\$0	In Process - Solicitation
Sidewalk Cleaning Contract	\$30,000	\$0	In Process - Contract Adjustment
Sidewalk Joint Repair Contract	\$48,000	\$0	In Process - Solicitation
Tree Trimming	\$8,100	\$0	In Process - Urban Forester
Power Washing Equipment	\$5,000	\$0	In Process - Informal Solicitation
Full-Time Temporary Staff	\$77,760	\$15,023.10	Complete - Staff Hired
TOTAL FY23 Requests	\$273,860	\$15,023.10	



Tax Increment Reinvestment Zone 5

Parking Initiatives Update

January 24, 2023



Parking Initiatives Overview

- Downtown Electric Cab Pilot & Employee Parking Pilot are recommendations of the Parking Advisory Board (PAB)
- Tax Increment Reinvestment Zone (TIRZ) #5 Board approved funding for “*Get Around Downtown*” (E-Cab) Pilot (\$500,000). Contracted to Electric Cab North America
- Employee Parking Pilot is funded through Strategic Initiative “Downtown Vitality” funds (\$45,000). Contracted to LAZ Parking



“Get Around Downtown” Pilot Objectives

- Reduce the high demand for Downtown on-street parking by providing transportation to Downtown surface parking lots
- Offer a safe transportation option to Downtown employees at night
- Deliver transportation for Downtown customers, visitors and employees to get where they want to go



Pilot Outreach

- Flyers in all Downtown businesses
- Press release to all local media
- Social media push
- Banner posted at the Corner of CM Allen and Hopkins
- Coordinated effort of Communications & Main Street





Pilot Service Features

- Free for participants
- Carbon neutral form of travel
- Available to anyone Downtown by street hailing, telephone and mobile “App”
- Bilingual mobile “App” – English & Spanish





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- Main Street District**
- 0 300 600 900 Feet
- This product is for informational purposes only and may not have been prepared for or is suitable for legal, engineering, or surveying purposes. It does not represent an as-shown survey and represents only the approximate relative location of property boundaries.



Next Steps

- Monitor Pilot operations and performance
- Submit monthly Pilot report to Parking Advisory Board
- Modify Pilot operational hours/staffing according to performance





Employee Parking Pilot Objectives

- Provide more on-street parking spaces for Downtown customers by providing an alternative parking location/solution for Downtown employees
- Offer Downtown employers a subsidized parking solution to provide employees a safe place to park in surface lots



Employee Parking Pilot Outreach

- Coordinated effort of Public Works & Main Street
- Marketing effort is purposely limited
- Utilizing the Main Street weekly newsletter to Downtown business owners
- Pilot application available on the city website with instructions for any Downtown business to apply



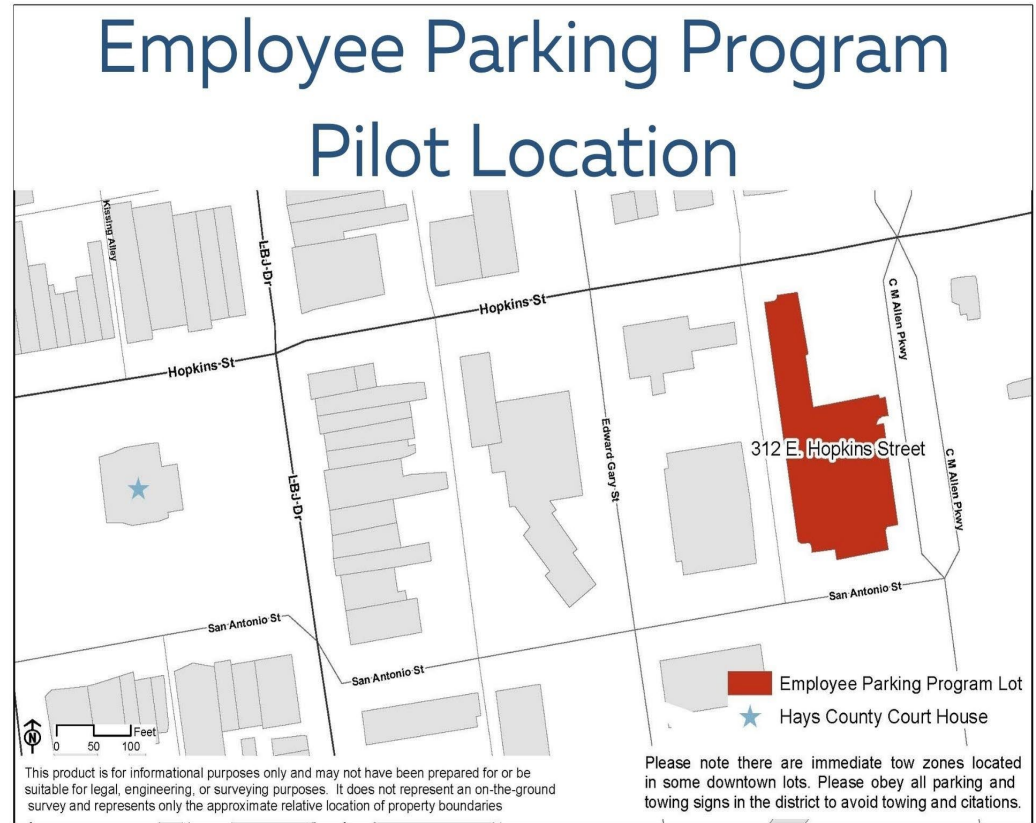
Pilot Features

- Public Private partnership with LAZ parking utilizing the parking lot at 312 E. Hopkins
- Two options available for businesses. Monthly fees split 50/50 between City and business owner
 - General or “pool” parking: \$40 + tax and fees
 - Dedicated parking: \$50 + tax and fees
- City staff verifies Downtown business owner application and forwards approved applications to LAZ to complete the set-up process



Pilot Operations

- Restricted to Downtown businesses only during pilot program
- Currently four (4) verified businesses reserving twelve (12) dedicated spaces





Next steps

- Continue outreach efforts
- Continue to verify businesses for program participation
- Monitor program and provide recommendation to City Council in 6-7 months





Questions?

